

# CITY OF CONCORD NEW HAMPSHIRE

Community Development Department
Planning Division

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8515 • fax 603/228-2701

Nancy Larson *City Planner* 

PLANNING BOARD AGENDA Regular Meeting March 18, 2015

The meeting will be held in City Council Chambers, at the Municipal Complex, 37 Green Street at 7:00 PM.

#### CALL TO ORDER

Determination of a quorum, review of attendance and seating of Alternate Members as necessary.

# **Determination of Completeness (no public testimony will be taken):**

- 1. Application by Winthrop Management Corp on behalf of Goodwill Industries of Northern New England requesting Major Site Plan review to raze existing facility and redevelop existing property in order to accommodate a new 16,500 sf Goodwill donation center and retail store at 204 Loudon Road, within the General Commercial (CG) District. Map/Block/Lot: 111B-2-6 (2015-0009)
- 2. Application by <u>Bedford Design</u> on behalf of Calamar Elderly Housing requesting Major Site Plan approval for the construction of a 140 unit elderly (over 62 years old) 3 story housing development proposed for 19 & 25 Triangle Park Drive and 177-181 Pembroke Road in the GWP (Gateway Performance) and the OFP (Office Performance) Districts. Map/Block/Lot: 111H/4/21, 111H/4/22, & 111B/1/16 (2015-0001)

## **PUBLIC HEARINGS**

## **Architectural Design Review:**

- 3. Consideration of requests for Architectural Design Review Approval by the following applicants, for signs, buildings and/or site plans at the noted locations, under the provisions of Section 28-9-4(f), Architectural Design Review, of the Code of Ordinances:
  - a. Application by <u>Latchis Properties LLC</u>, on behalf of Willow Mauck, requesting Architectural Design Review Approval for one (1) new 4 sq. ft. non-illuminated affixed wall sign at 55 South Main Street, within the Central Business Performance (CBP) District. MBLU: 34-5-2 *Tabled from February 18, 2015 Planning Board Meeting*.
  - b. Application by <u>Fred Potter dba 125 NNS LLC</u>, requesting Architectural Design Review Approval for one (1) new 20 sq. ft. externally illuminated freestanding sign, at 125 North State Street, within the Neighborhood Residential (RN) District. MBLU: 60-2-2

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c. Application by GTY MA/NH Leasing Inc., on behalf of Nouria Energy, requesting Architectural Design Review for one (1) replacement 127 sq. ft. internally illuminated freestanding sign, at 24 Loudon Road, within the Gateway Performance (GWP) District. MBLU: 114-2-1

- d. Application by Estate of Jacob S Ciborowski, on behalf of Kathy Sheehy, requesting Architectural Design Review for one (1) replacement 4.4 sq. ft. non-illuminated window sign, one (1) replacement 7.5 sq. ft. retractable awning, and one (1) replacement 16 sq. ft. non-illuminated affixed sign at 3 North Main Street, within the Central Business Performance (CBP) District. MBLU: 35-4-1
- e. Application by NHH Invest, LLC, on behalf of Substyle Vapors, LLC, requesting Architectural Design Review for one (1) new 6 sq. ft. externally illuminated freestanding sign, and one (1) new 12 sq. ft. externally illuminated affixed sign at 6 North Main Street, within the Central Business Performance (CBP) District. MBLU: 35-3-2
- f. Application by <u>Seman Enterprises, LLC</u>, on behalf of The Cloud Lounge, LLC c/o Alex Moody, requesting Architectural Design Review for one (1) new 16 sq. ft. externally illuminated affixed sign, at 328 Village Street, Penacook, within the Central Business Performance (CBP) District. MBLU: 1412P-59
- g. Application by 31 South Main Acquisition, LLC, on behalf of Laurie J Sanborn Revocable Trust requesting Architectural Design Review for one (1) replacement front door at 27 South Main Street, within the Central Business Performance (CBP) District. MBLU: 35-1-1

## **Site Plan Applications:**

- 4. Application by <u>Terrain Planning and Design LLC</u> on behalf of Todd Hayward/Phenix Mutual Fire Insurance Co., requesting Major Site Plan approval for the demolition of an existing building, construction of a new parking lot, and reconstruction of an existing parking lot at 42 Pleasant Street and 11 Blake Street, within the Civic Performance (CVP) District. Map/Block/Lot: 36-5-11 & 36-5-4 (2015-0006)
  - a. Public Hearing
  - b. Deliberations and Action on the Application

# **Subdivision Plan Applications:**

- 6. Application by <u>Richard D Bartlett & Associates</u> on behalf of Jonathan and Margaret Chorlian, requesting Minor Subdivision approval to convert three attached residential dwellings into three residential condominium units at 78 School Street, within the Neighborhood Residential (RN) District. Map/Block/Lot: 42-4-4 (2015-0010)
  - a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the Application
- 7. Application by <u>Richard Askins</u>, on behalf of Askins Family Revocable Trust, requesting Minor Subdivision approval to convert two detached residential dwellings into two residential condominium units at 24 South Spring Street, within the Neighborhood Residential (RN) District. Map/Block/Lot: 36-6-14 (2015-0011)
  - a. Determination of Completeness

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- b. Public Hearing
- c. Deliberations and Action on the Application
- 8. Application by <u>Bedford Design</u> on behalf of Calamar Elderly Housing requesting approval of a Lot Line Adjustment between a vacant lot on Pembroke Road (111B-1-16) and 25 Triangle Park Drive (111H-4-22) and 19 Triangle Park Drive (111H-4-21). Also requested is approval of a Minor Subdivision Plan of one vacant lot into two on Pembroke Road (111B-1-16). Parcels are located in the GWP (Gateway Performance) and the OFP (Office Performance) Districts. (2015-0001)
  - a. Determination of Completeness
  - b. Public Hearing
  - c. Deliberations and Action on the Application

#### **REGULAR MEETING**

- 7. Approval of the minutes of the February 18, 2015 Planning Board Meeting.
- 8. Designation of two representatives to the Central New Hampshire Regional Planning Commission (CNHRPC) *Continued from the February 18, 2015 Planning Board meeting.*
- 9. <u>Penacook Vision Plan</u> summary presentation.
- 10. Any other business which may legally come before the Board.

#### **INFORMATION**

- 11. Minutes of the March 10, 2015 Design Review Committee meeting
  - Next regular monthly meeting on Wednesday, April 15, 2015